

## SUBDIVISION 292-ENVIRONMENTAL ASSESSMENT

### Environmental Assessment Contents:

There are two major sections to the Environmental Assessment. The first section incorporates the natural system provisions of 76-3-603 and 76-3-608, MCA. The second section evaluates the impacts to the human community and incorporates 76-3-608(3)(a) criteria for public health, safety and local services. The sources of information for each section of the Assessment shall be identified. All Environmental Assessments shall contain the signature, date of signature and mailing address of the owner of the property and the person, or persons, preparing the report and vitiating and a copy of all supporting information.

### Section 1 – Resource Assessment and Impact Criteria Report:

- a. Surface Water:
  - a. Locate on the preliminary plat and describe all surface water and the delineated 100 year floodplain which may affect or be affected by the proposed subdivision including:
    - A. All natural water systems such as perennial and intermittent streams, lakes and ponds, rivers or marshes; **None present**
    - B. All artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation or drainage systems; **None present**
  - b. Describe all probable impacts to surface waters which may affect or be affected by the proposed subdivision including name, approximate size, present use and time or year when water is present and proximity of proposed construction to surface waters; **N/A**
  - c. Describe any existing or proposed stream bank or shoreline alterations or any proposed construction or modifications of lakebeds or stream channels. Provide information on location, extent and purpose of alteration. If any construction or changes are proposed which require a 310 Permit from the Flathead County Conservation District, the subdivider shall acknowledge that the permit is required and will be obtained prior to final plat. **N/A**
  - d. If wetlands are present, the subdivider shall identify and provide a map showing the wetland areas. A wetlands investigation completed by a qualified consultant, using the most current U.S. Army Corps of Engineers' Wetlands Delineation Manual may be required. If any construction or changes are proposed which require a 404 Permit, the subdivider shall acknowledge that the permit is required and will be obtained. **N/A**
- b. Ground Water:
  - a. Establish the seasonal minimum and maximum depth to water table, dates on which these depths were determined and the location and depth of all known aquifers which may be affected by the proposed subdivision. Monitoring may be waived if evidence of minimum and maximum ground water elevations can be documented;

**There have not been indications of high groundwater on this property. Trenching for the water line and during the soils analysis (8' pit) did not indicate the presence of high ground water.**

- b. If determined from subsections (b)(a) above that any area within the proposed subdivision is within four feet of the surface, the high water table shall be measured from tests taken during the period of the highest groundwater elevations, generally from March 15 through June 30, during average precipitation years and reported in the environmental assessment; **If during some other methodology it is determined that high groundwater is present, monitoring will be completed.**
- c. Describe any steps necessary to avoid probable impacts and the degradation of ground water and ground water recharge areas as a result of the subdivision. **No steps are anticipated as groundwater is not problematic in this area.**
- c. Geology/Soils:
  - a. Locate on the preliminary plat any known geologic hazards affecting the subdivision which could result in property damage or personal injury due to rock falls or slides, mud, snow, surface subsidence and/or seismic activity; **There are no such hazards on this property.**
  - b. Explain what measures will be taken to prevent or materially lessen the danger and probably impacts of future property damage or personal injury due to any of the hazards referred to above; **No measures are anticipated.**
  - c. Explain any unusual soil, topographic or geologic conditions on the property which limit the capability for building or excavation using ordinary and reasonable construction techniques. The explanation should address conditions such as shallow bedrock, high water table, unstable or expansive soil conditions, and slope. On the preliminary plat, identify any slopes in excess of 40%. **None present on this property.**
  - d. Identify any soil constrains, including probably impacts due to expansive soils, hydric soils or any soils which limit sanitary facilities. Explain special design considerations and methods needed to overcome the soil limitations; **An 8' soil pit was excavated on the property and the soils show to be a loam, gravelly loam with large cobbles. No expansive soils (clay), wetland soils or soils with limitations are located on this property. See attached soil pit profile information.**
  - e. Describe the location and amount of any cut or fill three or more feet in depth. These cuts and fills should be indicated on a plat overlay or sketch map. Where cuts or fills are necessary, describe any plans to prevent erosion and to promote re-vegetation such as replacement of topsoil and grading. **The subject property is very flat and is located on the valley floor. There is no road construction associated with this project, nor are there any topographic reasons for cuts/fills. Aside from home construction, there will be no anticipated affects from erosion. The weed plan requirements will promote prompt re-vegetation.**
- d. Vegetation:
  - a. On a sketch map or aerial photo indicate the distribution of the major vegetation types such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest,

including critical plant communities such as stream bank or shoreline vegetation; vegetation on steep, unstable slopes; vegetation on soils highly susceptible to wind or water erosion; **As noted on the attached aerial photo, this parcel is in a well-developed area of the County. There are no marshes, grasslands, forests of any kind, no critical plant communities, shorelines or steep slopes.**

- b. Identify any locations of noxious weeds and identify the species of weeds and explain measures to control weed invasion; **As this property is well-developed, (existing lawns Laneways, home, shops, sheds, etc), there is no large scale weed problem on this property.**
- c. Describe any probably impacts and any protective measures to preserve trees and critical plant communities (e.g., design and location of roads, lots and open spaces). **Trees have already been planted and existed for many years. No additional land clearing is anticipated with this subdivision proposal. There is no open space or parkland proposed as this is just the creation of one additional lot.**
- e. Wildlife:
  - a. Describe species of fish and wildlife which use the area affected by the proposed subdivision; **There are no fish species that use the area of the proposed subdivision. Wildlife could include white tail deer wandering through, raccoons, fox, coyote, pheasants, turkeys or other small wildlife that are sometimes associated with urban living.**
  - b. Identify on the preliminary plat any known critical or "key" wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, or wetlands; **There are no key wildlife areas located at or near this subdivision proposal.**
  - c. Identify rare and endangered species on-site. Describe the impacts and measures to mitigate the impacts or submit a statement explaining why no impact is anticipated, providing documentation to support that statement. **There are no rare or endangered species that utilize this site. No mitigation is proposed.**
  - d. Describe any probably impacts and proposed measures to protect or enhance wildlife habitat or to minimize degradation (i.e., keeping buildings and roads back from shorelines; setting aside marshland as undeveloped open space); **No probable impacts are identified and no mitigation measures are proposed or anticipated for this subdivision.**
  - e. It is recommended that the subdivider discuss the impact of the proposed development on fish and wildlife with the Department of Fish, Wildlife and Parks (FWP) and incorporate any recommendations from the agency to mitigate wildlife impacts. **The "Living with Wildlife" pamphlet will be distributed to the landowners at the time of final plat.**
- f. Wildlife Habitat:
  - a. Proposed subdivisions that are contiguous to urbanized areas are presumed to have a minimal impact on wildlife habitat; **This proposed subdivision is within an existing developed area of Flathead County.**

- b. Proposed subdivision in locations with riparian areas, wetlands, rivers, streams, lakes or other natural surface waters are presumed to have an impact on wildlife habitat. Describe the impacts and measures to mitigate the impact or submit a statement explaining why no impact is anticipated, providing documentation to support that statement. **There are none of the above-noted features located within the boundaries of the proposed subdivision.**
- c. Proposed subdivisions in an area with rare or endangered species, as identified by state or federal agencies, are presumed to have an impact on the habitat of those species. Describe the impacts and measures to mitigate the impact or submit a statement explaining why no impact is anticipated, providing documentation to support that statement; **There are no rare or endangered species that utilize the property for feeding, nesting, breeding or roaming on this property.**
- d. Proposed subdivisions on and or adjacent to land identified by state or federal agencies as critical habitat are presumed to have an impact on wildlife habitat. Describe the impacts and measures to mitigate the impacts or submit a statement explaining why no impact is anticipated, providing documentation to support that statement. **This proposed subdivision is not located on or adjacent to any critical habitat. No mitigation measures are proposed.**
- g. Agriculture and timber Production:
  - a. On a sketch map, locate the acreage, type and agricultural classifications of soils; **See attached soils profile.**
  - b. Identify and explain the history of any agricultural production of the crop, type and yield; **This property has been developed as a residential use since the 1960's.**
  - c. Describe the historical and current agricultural uses which occur adjacent to the proposed subdivision and explain any probably impacts and measures which will be taken to avoid or limit development conflicts with adjacent agricultural users; **There are no directly adjacent agricultural uses.**
  - d. If timbered, identify and describe any timber management recommendations which may have been suggested or implemented by a professional forester. **There is no standing timber located on or near this property.**
- h. Agricultural Water Users Facilities:
  - a. On a sketch map or aerial photo, locate the location of any agricultural water user facility, including, but not limited to agricultural water works, wells, canals, irrigation ditches and pump houses on-site or adjacent to the proposed subdivision; **There are no such facilities on or near this property.**
  - b. Describe any agricultural water user facility on the site or in proximity that might be affected and explain any probably impacts and measures which will be taken to avoid or mitigate probably impacts; **There are no water facilities that would be affected by this proposed subdivision.**
  - c. It is recommended that the subdivider discuss any impact of the proposed development on agricultural water users facilities with the irrigation company or organization

controlling the facility and incorporate any recommendations from the agency to mitigate agricultural water users impacts. **N/A.**

i. Historical Features:

- a. Describe and locate on a plat overlay or sketch map any known or possible historic, paleontological, archeological or cultural sites, structures, or objects which may be affected by the proposed subdivision; **There are no such features located within the boundaries of this small subdivision proposal.**
- b. Describe any plans to protect such sites or properties; **None anticipated**
- c. Describe the impact of the proposed subdivision on any historic features, and the need for inventory, study and/or preservation and consultation with the State Historic Preservation Office. **The SHPO was contacted (see attached) and they have no records of any activity on this site.**

j. Visual Impact:

- a. Describe any efforts to visually blend development activities with the existing environment. **The development will be similar in size and function as the surrounding neighbors.**

k. Air Quality:

- a. Describe any anticipated impacts to air quality caused from dust or other air pollutants, including dust created from roads, and any means to mitigate the impact to air quality. **There are no anticipated impacts to air quality anticipated. There is no road construction proposed, only home construction. No lot clearing is anticipated as the site is fairly well developed out already.**

l. Area Hazards:

- a. Describe and locate on a plat overlay or sketch map any hazardous concerns or circumstances associated with the proposed subdivision site, including, but not limited to:
  - i. Any part of the proposed subdivision that is located within the Wildland Urban Interface priority area. If located in the Wildland Urban Interface or high fire hazard area identified by a local fire district or fire protection authority describe probably impacts and measures to mitigate the impacts, or submit a statement explaining why no impact is anticipated, providing documentation to support the statement; **This property is not located within the WUI.**
  - ii. Any potential hazardous materials contained on site, including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants, etc. In some cases, an Environmental Site Assessment may be required: **None known.**
  - iii. Describe measures to mitigate any adverse impacts associated with area hazards. **None anticipated.**

A. Water Supply

- a. Describe the proposed water system and how water will be provided for household use and fire protection and the number of gallons needed to meet the needs of the anticipated final population; **As there is an existing residence on the subject property and only one additional homesite will be added, the typical number of gallons per day per household is 200. The existing home is currently utilizing a private well (see attached logs in the sanitarian report and water rights from DNRC). The new home will connect to Evergreen Water District's public water system. Depending upon DEQ's recommendation, the existing home may also be required to connect to the public water system. See attached "Will Serve" letter from the Evergreen Water District. There are four fire hydrants located on Alpine Lane, the closest one to the subject property is on the adjacent parcel to the south. (Less than 100')**
- b. Indicate whether the plans for water supply meet state standards for quality, quantity and construction criteria. **As this is a public water system that has been in use for many years, it is assumed that it has been built to state standards and water quality tests are done on a regular basis.**
- c. If the subdivider proposes to connect to an existing water system:
  - i. Identify and describe that system; **Evergreen Water District**
  - ii. Provide written evidence that permission to connect to the system has been obtained; **See attached Will Serve letter**
  - iii. State the approximate distance to the nearest main or connection point; **The Main line is within Alpine Lane. There is an existing service connection onto the property.**
  - iv. State the cost of extending or improving the existing water system to service the proposed development; **This work has already been done. The new property owner has already extended the service line onto the property.**
  - v. Show that the existing water system is adequate to serve the proposed subdivision. **Please reference the attached "Will Serve" letter. This would not have been issued if there were doubts about water quantity.**
- d. If a public water system is to be installed, discuss:
  - i. Who is to install that system and when it will be completed; **The property owner will finance the cost to bring the service line from the main to the proposed new home.**
  - ii. Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed; **This is a public system and is constantly monitored and maintained by the Evergreen Water District.**
  - iii. Provision of evidence that the water supply is adequate in quantity, quality and dependability (75-6-101 MCA). **See attached "Will Serve" letter from the District.**

- B. Sewage Disposal:
- a. Describe the proposed method of sewage disposal and system; **Private septic drainfield (one) as there is an existing one on the property.**
  - b. Indicate the number of gallons of effluent per day which will be generated by the proposed subdivision at its full occupancy, whether the proposed method of sewage disposal is sufficient to meet the anticipated final needs of the subdivision and whether it meets state standards; **See attached sanitarian report.**
  - c. If the development will be connected to an existing public sewer system, include:
    - i. A description of that system and approximate distance from the nearest main or connection point to the proposed subdivision; **N/A**
    - ii. Written evidence that permission to connect to that system has been obtained. **N/A**
  - d. If a new public sewage disposal system, as defined under 75-6-102 MCA, is to be installed, discuss: **N/A**
    - i. When the system will be completed, and how it will be financed;
    - ii. Who is to administer and maintain the proposed system at the beginning of subdivision development and when development is completed?
- C. Storm Water Drainage:
- a. Describe the proposed methods of storm water drainage for roads and other anticipated impervious surfaces, including stormwater calculations; **Stormwater will be contained to the subject property. Impervious surfaces are kept to a minimum with residences, outbuildings and shop. A gravel Laneway is proposed on the "new" lot.**
  - b. Describe the proposed methods of stormwater drainage for other areas of subdivision, including storm water calculations; **See attached sanitarian report.**
  - c. Identify the mechanism and who is responsible for the maintenance of the stormwater drainage system. **The landowners will be responsible for the stormwater drainage system.**
- D. Solid Waste Disposal:
- a. Evidence that existing systems for collection and facilities for disposal are available and can handle the anticipated additional volume; **Evergreen Disposal collects all solid waste in this area. The subject property is on an established route of Evergreen Disposal and the landowner will contact them at the time of development to establish a contractual agreement for disposal.**
  - b. A description of the proposed alternative where no existing system is available. **N/A.**
- E. Roads:
- a. Describe any proposed new public or private access roads or substantial improvements of existing public or private access roads; **No new roads are being proposed. There are existing Laneways to each of the proposed new lots.**

- b. Discuss whether any of the individual lots or tracts have access directly to arterial or collector roads; and if so, the reason access was not provided by means of a road within the subdivision; **Direct access to Alpine Lane is available.**
- c. Explain any proposed closure or modification of existing roads. **N/A**
- d. Identify existing primary road Average Vehicle Traffic and subdivision daily vehicle traffic assigned to that primary road; **Alpine Lane is a small, local roadway that serves the general area and this subject property in particular. It exits to East Reserve, which, in this area, is a paved County Road. Vehicles travel a short distance westward to a major intersection with Highway 2. Vehicles could also travel south along Helena Flats Road, which will exit out to Highway 35. The Flathead County Road and Bridge does not have any current count data on any of the above-noted roadways. I have contacted MDOT (see attached email correspondence). James Freyhotz, traffic engineer, notes that the traffic volume for the east half of East Reserve is 3530 AADT.**
- e. Describe provisions considered for dust control on roads; **Alpine Lane is a paved County road. No dust abatement is needed or proposed.**
- f. Indicate who will pay the cost of installing and maintaining dedicated and/or private roadways; **Alpine Lane is a paved County road. Property taxes pay for a small portion of upkeep and maintenance costs.**
- g. Discuss how much daily traffic will be generated on existing local and neighborhood roads and main arterials, when the subdivision is fully developed; **An average single family residence generates an average of 10 vehicle trips per day. As Lot 2 has had a home since the 1960's, this is not considered to be "new" traffic. Therefore, this subdivision will have the potential to generate approximately 10 vehicle trips per day.**
- h. Indicate the capacity of existing and proposed roads to safely handle any increased traffic. Describe any anticipated increased maintenance that will be necessary due to increased traffic and who will pay the cost of maintenance; **Roads in the immediate vicinity of the subject property are paved County roads and appear capable of handling the additional minimal traffic volumes from this subdivision proposal.**
- i. Explain whether year round access by conventional automobile will be available over legal rights of way to the subdivision and to all lots and common facilities within the subdivision. **Yes. There is direct access to Alpine Lane, which is a County Road. No additional properties need to be crossed.**

F. Utilities:

- a. Include a description of;
  - i. The method of furnishing electric, natural gas or telephone service, where provided; **Flathead Electric, Centurytel and Northwestern Energy are all existing utilities in this area.**

- ii. The extent to which these utilities will be placed underground; **As most of the utilities are currently in place, none of them are proposed to be altered from their present state.**
- iii. Estimated completion of each utility installation. **Both of the proposed lots have all utilities extended and functioning.**

G. Emergency Services:

- a. Describe the emergency services available to the subdivision such as:
  - i. Is the proposed subdivision in an urban or rural fire district? In not, will one be formed or extended? In absence of a fire district, what fire protection procedures are planned? **The proposed subdivision is within the Evergreen Fire District.**
  - ii. Police protection; **The proposed subdivision is protected by the Flathead County Sheriff.**
  - iii. Ambulance service/Medical services; **These services are provided by the Evergreen Fire Department.**
  - iv. Give the estimated response time of the above services; **Google Maps shows that the Evergreen Fire Department is 1.9 miles from the subject property, with an estimated 4 minute travel time.**
  - v. Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities. **Yes.**

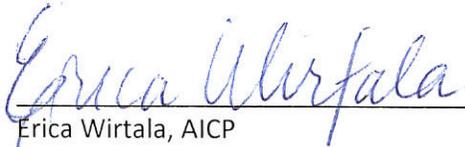
H. Schools:

- a. Identify the School Districts and describe the available educational facilities which would service this subdivision; **Young students (K-8)from this subdivision would attend Helena Flats Elementary School, older students attend Flathead High School.**
- b. Estimate the number of school children that will be generated from the proposed subdivision; **As there has been an existing residential structure on Lot 2 for many years, this is not being taken into consideration for *additional* school children. Lot 1 will have one residential unit, and a typical estimate is 1.5 students per home. Therefore, this subdivision proposal has the potential to generate 1.5 new students into the school systems mentioned above.**
- c. The subdivider shall discuss the impact of the proposed development on the provision of educational services with the administrator of the appropriate school systems. The subdivider shall provide a written statement outlining whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system, any recommendations of the administrator and any mitigation planned to overcome any adverse impacts of the proposed development on the provision of educational services. **The Helena Flat's school superintendent has been contacted (See attached email correspondence). It is not anticipated that an additional 1.5 new students would be an unfair burden upon the school.**

- I. Land Use:
- a. Describe comprehensive planning and/or land use regulations covering the proposed subdivision or adjacent land and if located near the jurisdictional area of an incorporated city or town, whether annexation is proposed; **The property is currently zoned R-1 within the Evergreen Zoning District. It is in process to be amended to R-2 to accommodate this subdivision proposal. There are no neighborhood plans that impact this subdivision. The property is under the guidance of the Flathead County Growth Policy.**
  - b. Describe how the subdivision will affect access to any public lands. Where public lands are adjacent to or near the proposed development, describe present and anticipated uses for those lands; **There are no adjacent public lands to this subdivision proposal.**
  - c. Describe the effect of the subdivision on adjacent land use; **This is an infill project within an existing neighborhood. It will be developed to be congruous to the adjoining structures.**
  - d. Describe any health or safety hazards on or near the subdivision, such as mining activity or potential subsidence, high pressure gas lines, dilapidated structures or high voltage power lines. Any such conditions should be accurately described and their origin and location identified. List any provisions that will be made to mitigate these hazards. **There are none of the above-noted features located on or near the subject property.**
- J. Housing:
- a. Indicated the proposed uses and number of lots or spaces in each: **There are two proposed lots within the proposed subdivision, both will be utilized for single family residential living.**
    - i. For residential indicate the type of dwelling unit; **One additional single family residence. One is existing.**
    - ii. For all other uses, the type and intensity of use; **No other uses are proposed.**
- K. Parks and Recreation Facilities:
- a. Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision. **There are no parkland requirements for this particular subdivision application as there is just one additional lot proposed. There is a county park within a short walking distance of the subject property.**
- L. Public Health and Safety:
- a. Describe any probable impacts and any measures to mitigate the impacts, or submit a statement explaining why no impact is anticipated, providing documentation to support that statement that might affect public health and safety that aren't specifically addressed in other sub-section or the environmental assessment. **There**

are no known probable impacts anticipated that would affect public health and safety that would result in affecting the health and safety of the residents of the proposed subdivision.

Submitted to Flathead County Planning and Zoning on April 4, 2016. All the statements are true to the best of my professional ability.



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4-4-16  
Date

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Albert Clarke, Applicant

\_\_\_\_\_  
Date